



# Wickliffe City School District

Facilities Committee Meeting 2

October 30, 2018



# Welcome



**Cheryl Fisher**

Educational/  
Master Planner



**Emily Danis**

Communications



**Brad Gellert**

Project Architect

# Agenda

## **Review of Assessments & Validations**

Focus on Elementary  
School Facility Condition

Educational Adequacy –  
Elementary School

Questions

# What are Assessments & Validations?

## Assessments:

Building assessors are hired by the OFCC to review all aspects of the building & site.

Every building component, material or system is captured within a 23-point checklist referred to as “A through W Items”. The total of the “A through W Items” is the probable renovation cost.

A web-based assessment tool “webtool” is utilized to report on and price the cost to improve each system, asset or material.

**2/3rds Rule:** If the cost of renovating a school building exceeds two-thirds of the cost of replacing the building, the policy of the Commission will be to recommend replacement of the building.

# What are Assessments & Validations?

## Assessments:

Wickliffe Schools Assessment prepared by Stacy & Asebrook, Ltd.  
In 2003

OFCC assigned Hammond Construction in 2003 as Wickliffe's  
"Regional Program Consultant"

Typically, OFCC conducts new assessments if existing ones are  
10+ years

Limited OFCC resources resulted in TDA conducting enhanced  
validation in conjunction with Hammond Construction

# What are Assessments & Validations?

## Validations:

Independent review of the OFCC assessment by School District hired Architect Firm

Highly recommended by OFCC to go through Validation process

Validation identifies missing scope, update scope completed, omissions in original assessment, cost updates

Additional review includes confirmation of square footages, both overall and individual spaces

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# Wickliffe Elementary School – General Information



SF = 60,974 SF

Original Construction: 1923

Additions: 1947 – Café/CR Addition  
1963 – Classroom Addition  
2010 – Elevator Addition

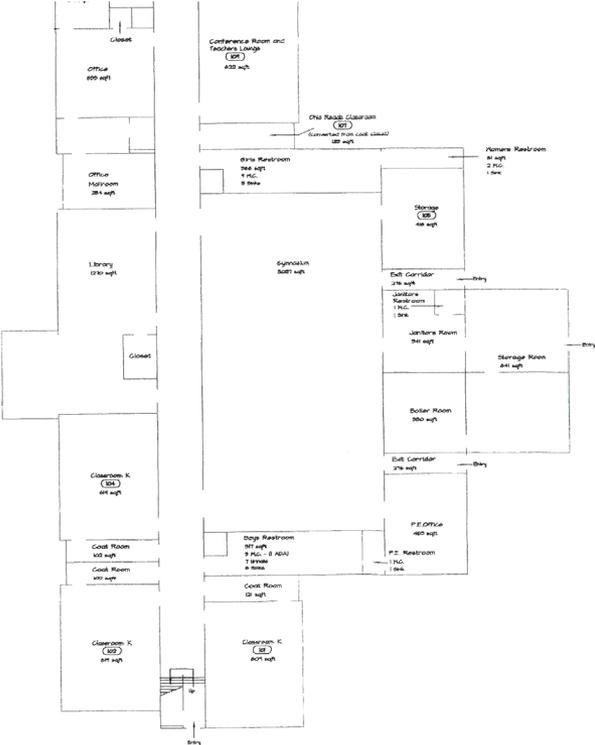
Acres: 4.6 acres

Enrollment: 515

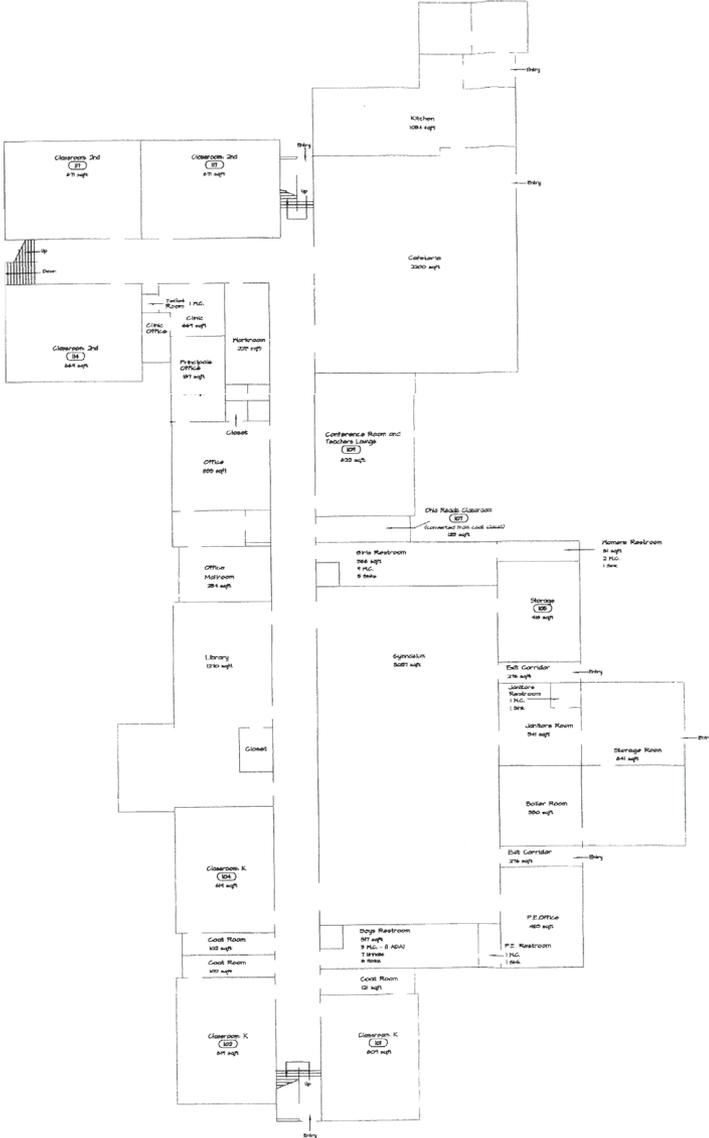
Grades PK-4

Building Capacity: 513 students

# Wickliffe Elementary School – Sequence of Construction



# Wickliffe Elementary School – Sequence of Construction





# Wickliffe Elementary School – Assessment Validation

Item	Rating	S&A 003 Assessment 2018 Cost Set	October 2018 Desktop Update	Delta:
A. Heating System	3	\$1,728,178.00	\$2,074,032.88	\$345,854.88
B. Roofing	3	\$440,052.05	\$717,406.95	\$277,354.90
C. Ventilation / Air Conditioning	1	\$0.00	\$0.00	\$0.00
D. Electrical Systems	3	\$837,049.50	\$976,624.02	\$139,574.52
E. Plumbing and Fixtures	2	\$468,550.00	\$544,218.00	\$75,668.00
F. Windows	3	\$276,640.00	\$276,640.00	\$0.00
G. Structure: Foundation	1	\$0.00	\$0.00	\$0.00
H. Structure: Walls and Chimneys	2	\$19,137.50	\$100,382.50	\$81,245.00
I. Structure: Floors and Roofs	2	\$70,885.50	\$70,885.50	\$0.00
J. General Finishes	2	\$797,930.00	\$1,375,023.80	\$577,093.80
K. Interior Lighting	3	\$253,250.00	\$304,870.00	\$51,620.00
L. Security Systems	2	\$93,702.50	\$273,775.90	\$180,073.40
M. Emergency/Egress Lighting	2	\$50,650.00	\$60,974.00	\$10,324.00
N. Fire Alarm	3	\$88,637.50	\$106,704.50	\$18,067.00
O. Handicapped Access	3	\$237,080.00	\$354,534.80	\$117,454.80
P. Site Condition	2	\$96,784.93	\$281,969.72	\$185,184.79
Q. Sewage System	1	\$0.00	\$0.00	\$0.00
R. Water Supply	1	\$0.00	\$0.00	\$0.00
S. Exterior Doors	1	\$0.00	\$32,000.00	\$32,000.00
T. Hazardous Material	2	\$171,020.00	\$171,020.00	\$0.00
U. Life Safety	3	\$192,080.00	\$230,116.80	\$38,036.80
V. Loose Furnishings	1	\$50,650.00	\$300,870.00	\$250,220.00
W. Technology	2	\$292,250.50	\$701,810.74	\$409,560.24
<b>Subtotal:</b>		\$6,164,527.98	\$8,953,860.11	\$2,789,332.13
<b>X. Construction Contingency / Non Construction Costs</b>		\$1,506,012.68	\$2,187,454.89	\$681,442.21
<b>Subtotal:</b>		\$7,670,540.66	\$11,141,315.00	\$3,470,774.34
<b>Total Cost (regional cost factor applied (103.60%)):</b>		<b>\$7,946,680.12</b>	<b>\$11,542,402.34</b>	<b>\$3,595,722.21</b>
<b>Master Plan Web Tool Reprogramming Calculation</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Enhanced Reprogramming</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total</b>		<b>\$7,946,680.12</b>	<b>\$11,542,402.34</b>	<b>\$3,595,722.21</b>

Cost to Replace  
Reno/Replace Ratio

\$15,580,076.48  
51%

\$15,580,076.48  
74%

23%

Revised 11/2/18

# Wickliffe Elementary School – Facility Condition



Minimal security system – no secure vestibule



Single pane awning windows extensively caulked in effort to provide weather tightness



Electrical system in poor condition, and not of adequate capacity



Heating system is boiler system linked to unit ventilators. Does not provide required CFM and gym heating system original 1923 system. Limited AC provided in the building

# Wickliffe Elementary School – Facility Condition



The building violates many ADA requirements. Although an elevator has been added to this 2 story but 5 level facility many other ADA requirements are lacking such as ADA door hardware throughout, ADA water coolers, ADA signage, etc.



Many loose furnishings are outdated, worn and mismatched



- Wickliffe Elementary School Site:**
- 4.6 acres
  - No true separate bus/car drop off
  - Circulation patterns poor
  - Parking is limited
  - Limited greenspace available - 1 acre +/-

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**Educational Adequacy –  
Elementary School**

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# Educational Adequacy



SIZE

DAYLIGHTING



SAFETY/SECURITY





SIZE

and Flexibility

Student retention is **5%** with a lecture format,

**50%** with a discussion format and

**70%** with a practice by doing format.





SIZE

and Flexibility







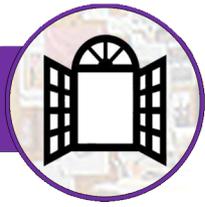
SIZE

# and Flexibility

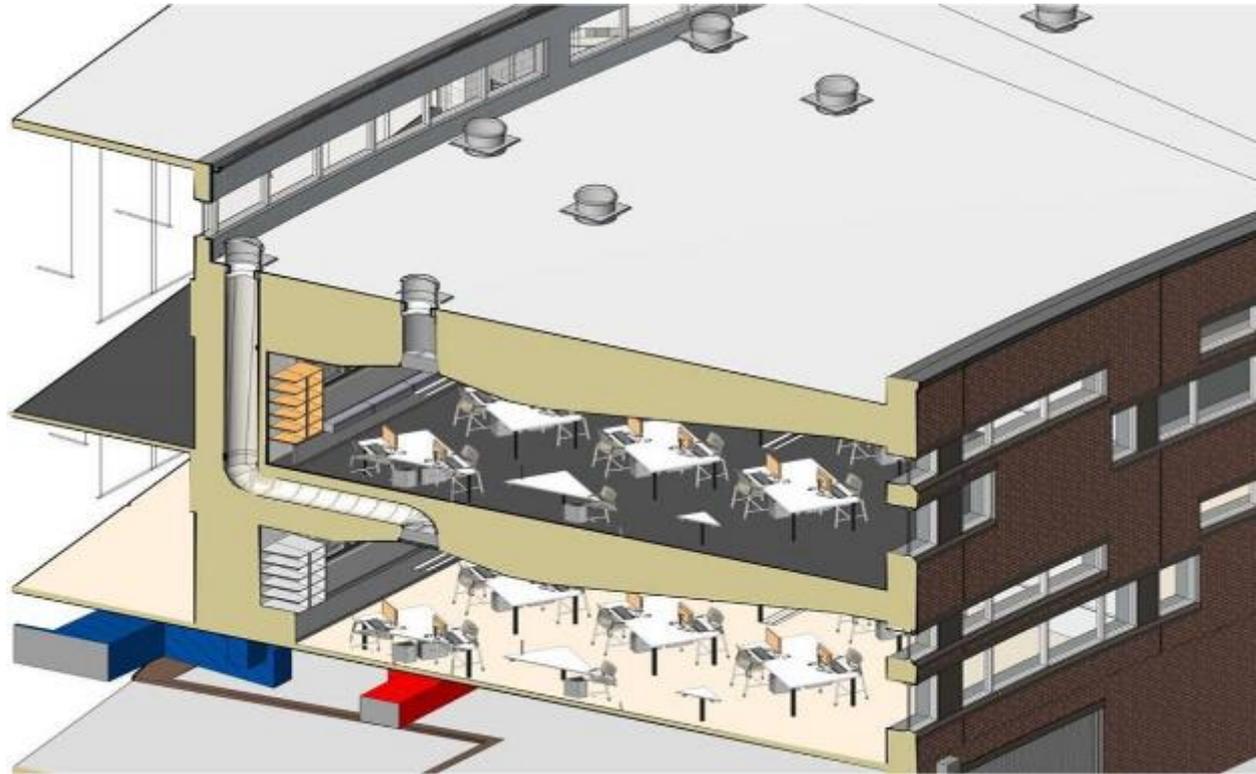


	EXISTING SF	OFCC RECOMMENDED SF	DELTA
 CLASSROOMS	avg 750	900	-150
 KINDERGARTEN	822	1,200	-378
 MEDIA CENTER	1,881	1,545	+336
 STUDENT DINING	2,200	3,000	-800
 KITCHEN	1,054	1,803	-749
 GYMNASIUM	3,769	4,000	-231
 MUSIC	695	1,200	-505
 SCIENCE	N/A	N/A	N/A

# DAYLIGHTING



“In one school district, students with the most daylighting in their classrooms progressed 20% faster on math tests and 26% faster on reading tests when compared to students in the least daylit classrooms.”



*Daylighting in Schools: Improving Student Performance and Health at a Price Schools Can Afford, 2000*

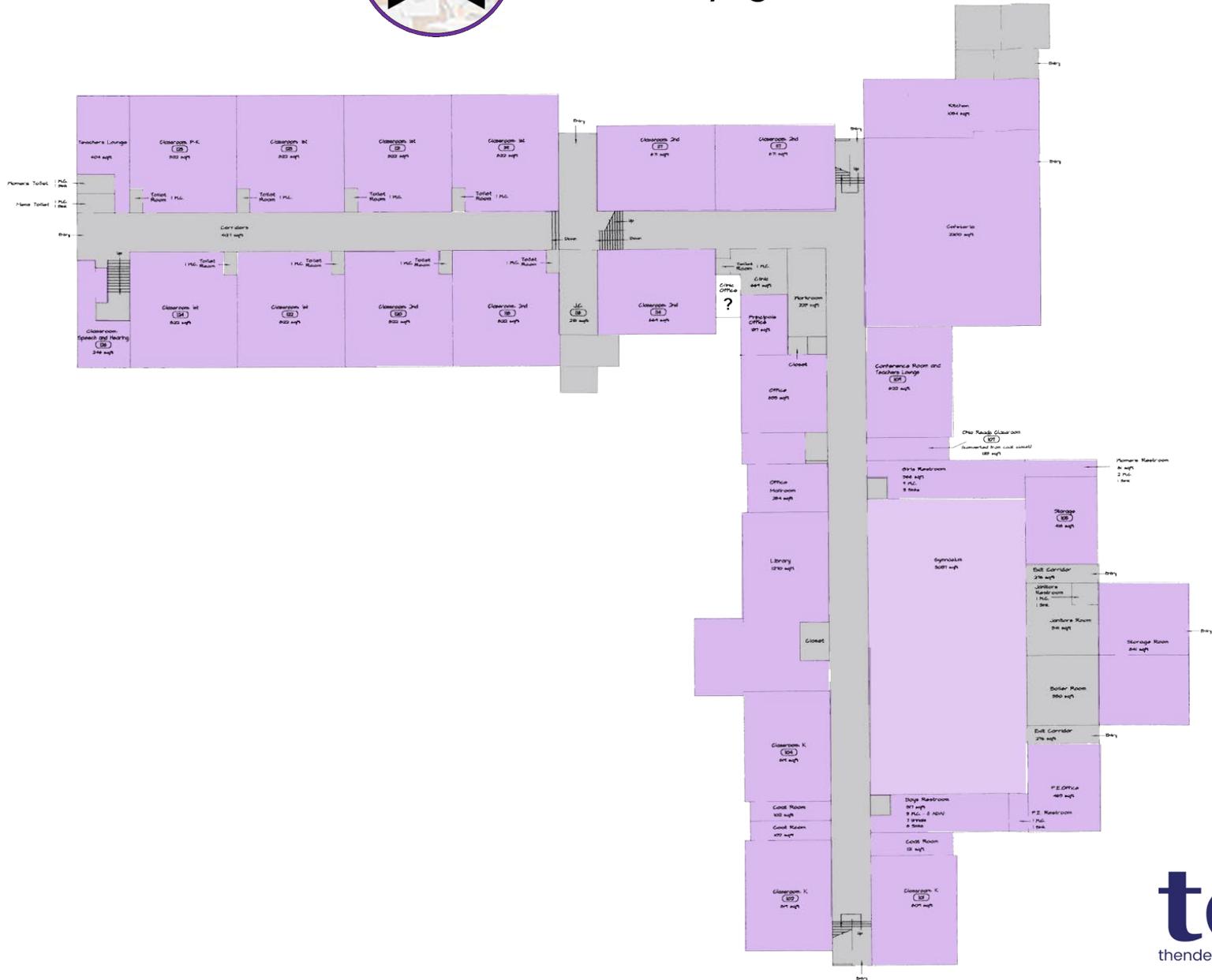


# DAYLIGHTING



Spaces with Daylight

Spaces without Daylight



# SAFETY/SECURITY



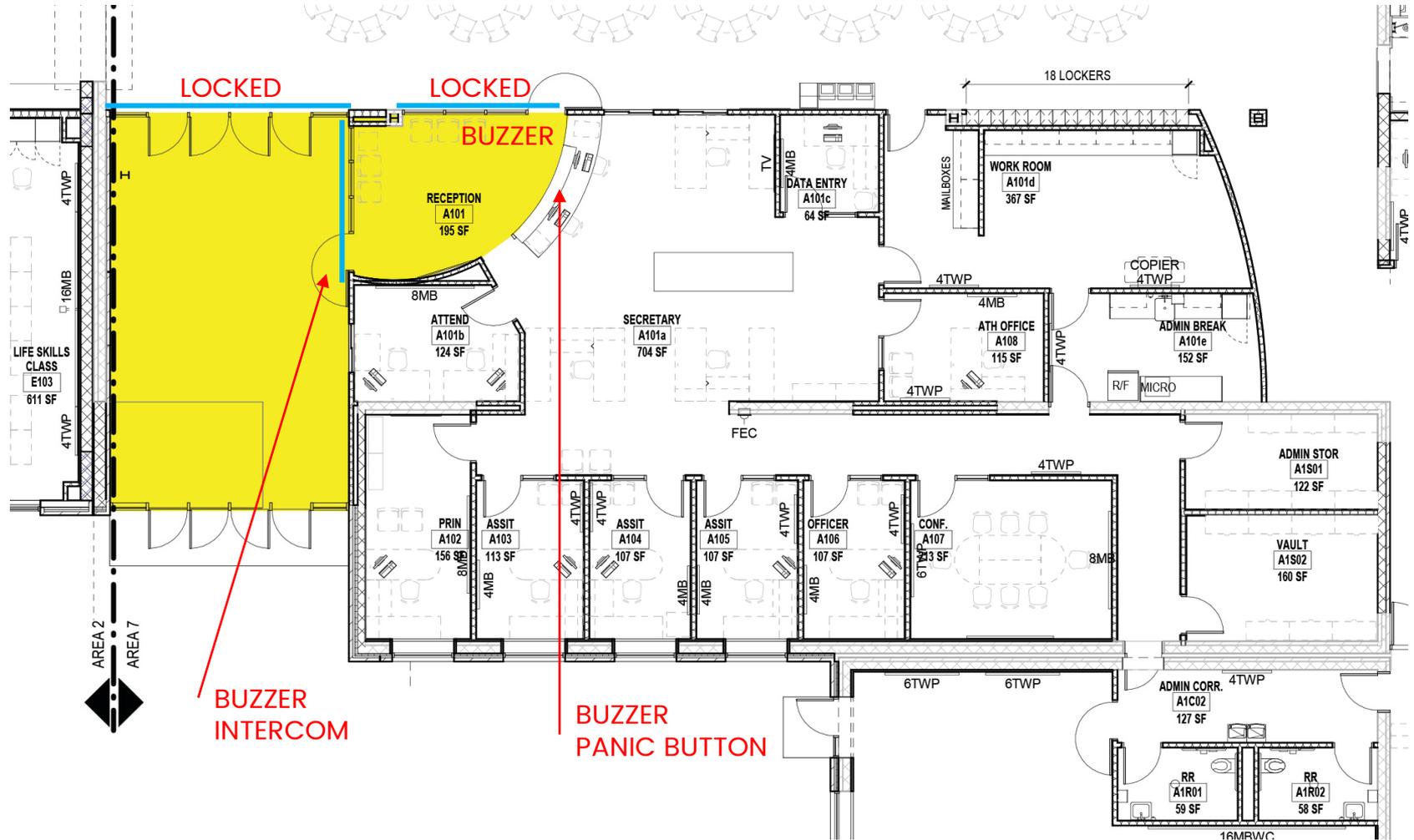
“Employing CPTED [Crime Prevention Through Environmental Design] concepts in new school construction and renovations can make substantial improvements, ranging from reconfiguring main entranceways to funnel visitors into the office to enhancing hallway supervision with improved line-of-sight, and reducing bullying by putting restroom sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids washing their hands after using the facilities,”



*School Safety A Shared Responsibility,  
Justine Brown, October 2015*

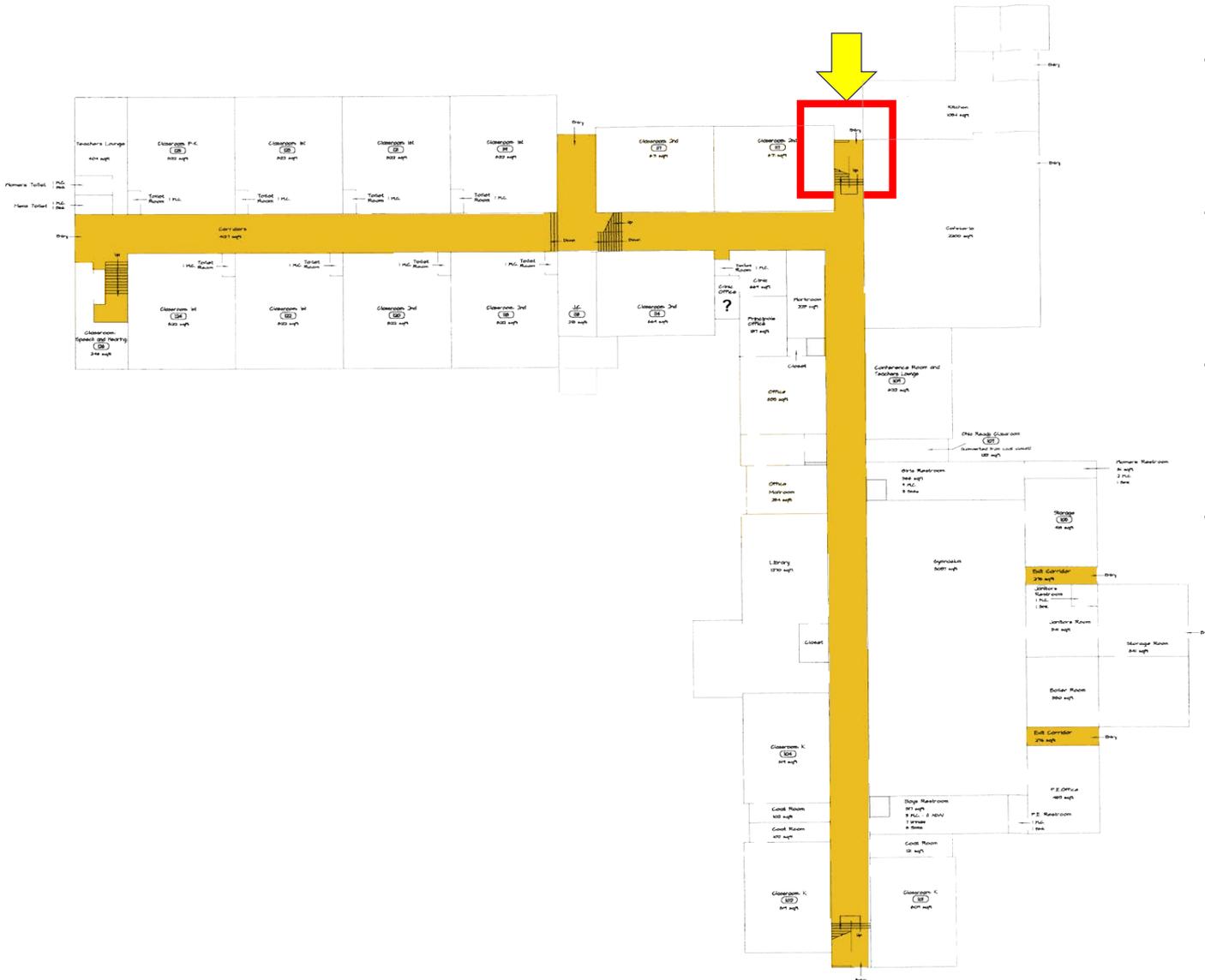
# PASSIVE DESIGN

## Secure entry vestibule



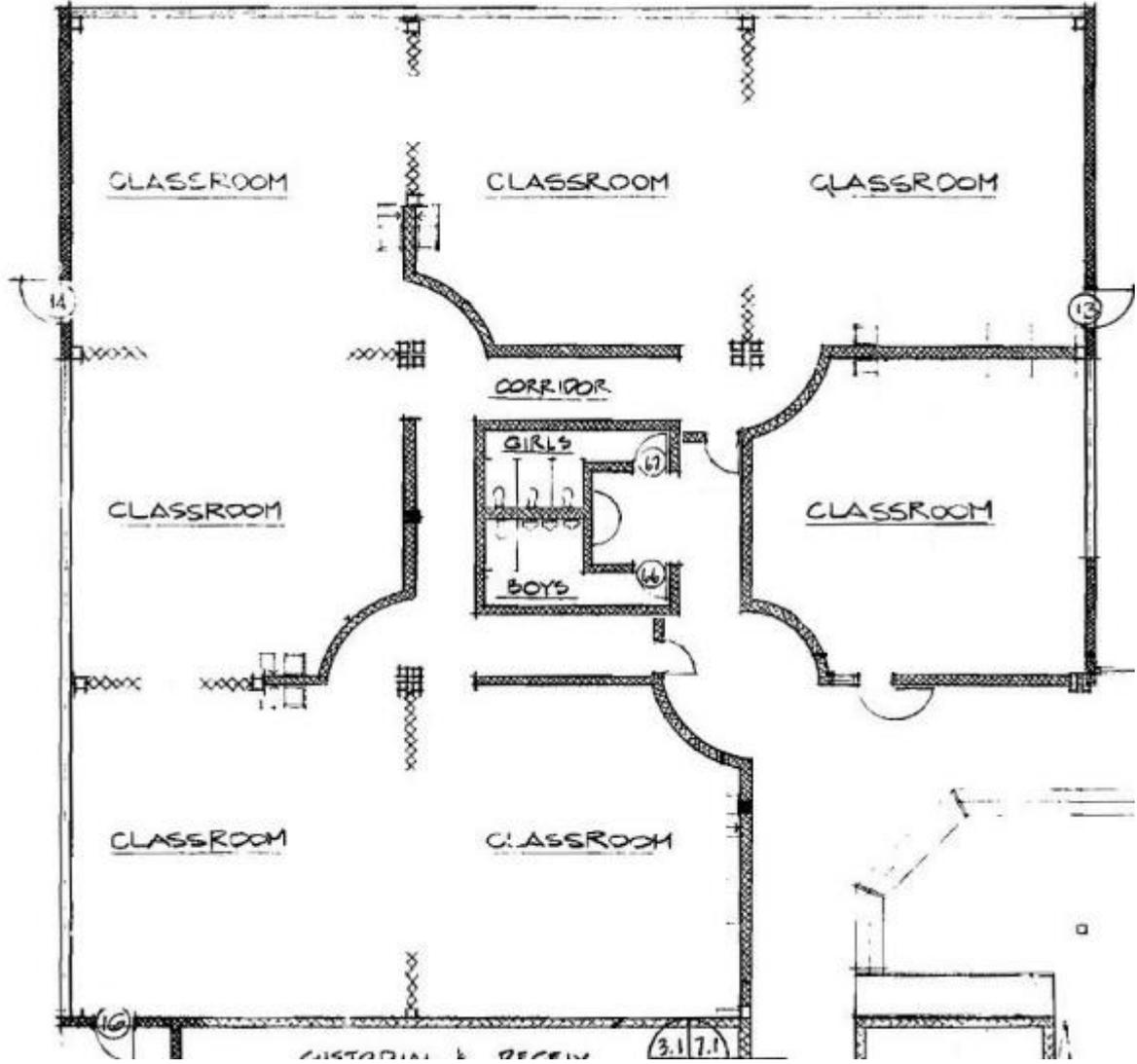
LAMINATED SECURITY GLAZING

# SAFETY/SECURITY



- Main office is not adjacent to main entrance
- A secure vestibule is not present at main entrance
- Corridors generally provide good line of sight for supervision
- Restroom design does not provide sinks in a common area on the outer portion of the bathrooms so adults can better supervise kids

# SAFETY/SECURITY



# Wickliffe Elementary School – Summary

- The overall renovation cost continues to increase and condition continues to deteriorate.
- Site is tight and has little greenspace or room for expansion.
- Typical classrooms and Kindergarten rooms are undersized compared to State standards and are static. Nearly all group/assembly type spaces are undersized as well.
- The school has a generous amount of daylight – all teaching/learning spaces are provided with natural light
- Corridors provide good line of site, supporting staff visual supervision. The facility lacks security/safety features in the restroom design to inhibit opportunities for bullying and there is no secure vestibule entrance for enhanced security control.

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# Next Steps

- Next Meeting: **Wednesday, November 7<sup>th</sup> at 6:30 pm**  
Topic: Develop Guiding Principles
- Wednesday, November 14<sup>th</sup>, at 6:30  
Topic: Middle & High School Assessment Data Reviews
- Wednesday, November 21<sup>st</sup>, at 6:30? (Thanksgiving Eve)  
Topic: Jeopardy Game Review / Concept Master Plan

*\*Reminder: All information is posted on the 'Facilities Master Planning' page on the School District website*



# Q & A Thank You!

